



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1846 24 Avenue NW
Calgary, Alberta

MLS # A2273937



\$660,000

Division:	Capitol Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,319 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, Separate Entrance		

Inclusions:	N/A
-------------	-----

Welcome to this beautifully designed home offering a functional and spacious layout across all three levels! The main floor features an inviting foyer that opens into a bright living room, a stylish open-concept kitchen, a dedicated dining area, and a convenient two-piece powder room. Upstairs, you'll find a generous primary bedroom complete with a walk-in closet and a 3-piece ensuite, along with two additional bedrooms, a 4-piece bathroom, and a separate laundry room for added convenience. The fully developed basement boasts an illegal suite with a private entrance, mudroom, full kitchen, large rec room, spacious bedroom with walk-in closet, and another 4-piece bathroom—perfect for extended family or rental potential. A single-car garage adds to the functionality of this fantastic property. Other units are also available for purchase. Ideally located close to the University of Calgary, SAIT, Alberta Children's Hospital, shopping, schools, parks, playgrounds, and scenic bike paths.